

February 9, 2015



**Talbot County Planning Commission
Special Meeting**

Final Decision Summary

Wednesday, January 7, 2015 at 11:00 AM

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

8

Staff:

9

Thomas Hughes

10

Mary Kay Verdery, Planning Officer

Michael Sullivan

11

Martin Sokolich

Paul Spies

12

Jeremy Rothwell

Jack Fischer

13

Anthony Kupersmith

Bill Boicourt

1. Call to Order—Commissioner Hughes called the special meeting to order at 10:25 AM.

2. Comprehensive Plan Work Session

Run-through Edits of Draft Comprehensive Plan

Preface – Vision Statement: Wording revised in first paragraph.

Definitions – Rural Character: Grammatical corrections.

Infill and Redevelopment definition amended to include MPP definitions.

Introduction

I: Sentence in second paragraph beginning “As such” deleted.

III. New sentence at end of second paragraph (The Smart Growth Act): “All must be consistent with the Comprehensive Plan.”

V. Public Review and Adoption: Section revised to past tense.

VI. Paragraph beginning “The Planning Commission should”: deleted “and village centers”.

Villages have

Chapter 1 Background

1-1: Table 1-1 revised to include additional right column and average annual total row.

Paragraph starting with “Between 1950” revised.

Chapter 2 Land Use Plan

2-11 Paragraph beginning “This chapter reemphasizes” mentioning Appendix A Village Center maps.

2-12 Policy 2-14 “The County will re-examine permitted land uses in the VC” deleted.

2-13 through 2-16 maps removed from chapter, to be combined with additional village maps in Appendix.

2-24 Additional annexation maps to be included.

2-25 “The intent of Tier I is to identify Designated Growth Areas that are served ...”

2-27 Added to Tier III description “improve water quality, and conserve water and sewer capacity.”

Zoning map title changed to “Existing Zoning Designations”.
 Unimproved Parcels map re-titled “Unimproved Residential Land”.
 Land Use Plan map re-titled “Proposed Land Use”.

Chapter 3 Transportation and Utilities
 3-11 Policy 4.22 (Private airstrips) removed.
 3-13 Policy 4.27 “wind, solar and other” replaced with “cost effective”.

Chapter 4 Community Service and Facilities
 4-4 Changed verb tenses for items under Priorities for Implementation.
 4-11 Policy 4.15, deleted “ the towns and village centers”.
 Policy 4.18 begins “Manufactured modular housing subdivisions”.

Chapter 5 Agriculture and Rural Conservation
 5-2 Policy 5.3 Because it is required in the zoning ordinance, deleted sentence “Clustering in the development of single family residential homes should be encouraged in order to preserve working farmland.”

Chapter 6 Natural Resource Conservation
 6-1 Deleted “to serve projected growth” from second goal.
 6-3 Second column, middle of sentence beginning “The Water Resources Element”; replace “projected growth” with “land use plans”.
 6-9 Paragraph beginning “For purposes of this Plan”; re-written beginning at “However”.
 6-18 Added new policies 6.19 and 6.20.
 Recommended addition of soil suitability map.

Chapter 7 Economic Development and Tourism
 7-1 Vision statement revised
 Goal statement amended to add “that provides a net benefit to the community”.
 7-7 Added new policy 7.7 (tracking and monitoring market needs).

Chapter 8 Historic and Cultural Preservation
 8-4 Use TCHPC in all action items.
 8-5 Revised 8.3.

Chapter 9 Community Design and Appearance
 9-8 Policy 9.9, Removed recommendation that the “Planning Commission should consider a Design Review Committee”.
 9-10 Revise paragraph beginning “The following is a general guidance”.
 9-10 Insert description of the VC1 and VC2 zoning designations.
 9-12 Remove recommendation 7c.
 9-12 Revise 1st paragraph under C. Village Design Guidelines.
 9-12 Add sentence to the paragraph beginning “Roadways through and in the village”: Many villages are served by substandard roads and therefore present development challenges.”
 9-13 Remove policy 9.15 (conflicting regulations).
 9-13 Rewrite last paragraphs of summary for brevity.

Adjournment–Commissioner Hughes adjourned the meeting at 3:48 PM.